

1 BILL NO. R-85-10-06

2 DECLARATORY RESOLUTION NO. R-110-85

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 September 25, 1985, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

11 S550 Of N 775 Of E 792 Ft SE ¼ S33  
12 EX ST;

13 said property more commonly known as 8000 Bluffton Road, Fort  
14 Wayne, Indiana 46809;

15 WHEREAS, it appears that said petition should be pro-  
16 cessed to final determination in accordance with the provisions  
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section  
21 4, below, the property hereinabove described is hereby designated  
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
23 12.1. Said designation shall begin upon the effective date of  
24 the Confirming Resolution referred to in Section 3 of this Resolu-  
25 tion and shall continue for one (1) year thereafter. Said desig-  
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen  
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee  
31 on Finance and shall also be referred to the De-  
32 partment of Economic Development requesting a re-



1 Page Two

2 commendation from said department concerning the  
3 advisability of designating the above designated  
4 area an "Economic Revitalization Area";

5 (c) Common Council shall publish notice in accordance  
6 with I.C. 5-3-1 of the adoption and substance of  
7 this Resolution and setting this designation as an  
8 "Economic Revitalization Area" for public hearing;

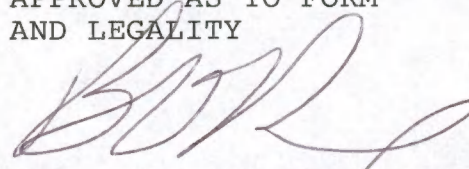
9 (d) If this Resolution involves an area that has al-  
10 ready been designated an allocation area under  
11 I.C. 36-7-14-39, then the Resolution shall be re-  
12 ferred to the Fort Wayne Redevelopment Commission  
13 and said designation as an "Economic Revitalization  
14 Area" shall not be finally approved unless said  
15 Commission adopts a resolution approving the peti-  
16 tion.

17 SECTION 3. That this Resolution shall be subject to  
18 being confirmed, modified and confirmed or rescinded after public  
19 hearing and receipt by Common Council of the above described re-  
20 commendations and resolution, if applicable.

21 SECTION 4. That this Resolution shall be in full force  
22 and effect from and after its passage and any and all necessary  
23 approval by the Mayor.

24   
25 \_\_\_\_\_  
26 Councilmember

27 APPROVED AS TO FORM  
28 AND LEGALITY

29   
30 \_\_\_\_\_  
31 Bruce O. Boxberger, City Attorney  
32



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 10-8-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. A-110-85

on the 8th day of October, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th day of October, 1985, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of October, 1985, at the hour of 9<sup>00</sup> o'clock A.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Bowmar Instrument Corporation/Aerospace Division
2. Owner(s) Stockholders
3. Address of Owner(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Telephone Number of Owner(s)\_( ) \_\_\_\_\_
5. Relationship of Applicant to Owner(s) if any \_\_\_\_\_
6. Address of Applicant Bowmar/Aerospace  
8000 Bluffton Road  
Fort Wayne IN 46809
7. Telephone number of Applicant\_(219) 747-3121
8. Address of Property Seeking Designation 8000 Bluffton Road  
\_\_\_\_\_  
\_\_\_\_\_
9. Legal Description of Property Proposed for Designation (may be attached) S550 Of N 775 Of E 792 Ft SE ¼ S33 EX ST  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



10. Township Wayne
11. Taxing District \_\_\_\_\_
12. Current Zoning \_\_\_\_\_
13. Variance Granted (if any) \_\_\_\_\_
14. Current Use of Property
- a. How is property presently used? For Manufacturing Purposes.
- \_\_\_\_\_
- \_\_\_\_\_
- b. What is the condition of any structures on property? Good
- \_\_\_\_\_
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate \$87,480
16. Amount of Personal Property Taxes Owed During the Immediate Past Year \$28,372.80
17. Description of New Manufacturing Equipment to be installed on the Real Estate See attached equipment description.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? October 1985
- b. When is installation expected to be completed? September 1986
19. Cost of new manufacturing equipment? \$ 656,100

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? \_\_\_\_\_ Yes      X   No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment?   30  

b. What is the nature of those jobs?   These jobs will mostly be assembly type jobs.  

c. Anticipated time frame for reaching employment level stated above?

  1 Year (October 1986)  

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

  None  

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

---

---

---

---

---

---

---

---

---

---

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Keep our Company  
competitive to enable our Company to maintain current product  
lines as well as to develop a new product line in ordnance  
products.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval?        Yes   X   No

27. Financing on Project

What is the status of financing connected with this project?

The money will be borrowed from our Corporate Office and  
repaid during the course of the following year.



I hereby certify that the information and representation on this Application are true and complete.

Bill C. Goble  
Signature(s) of Owners

9-24-85  
Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Information Below to be filled in by Department of Economic Development:

Date Application Received: \_\_\_\_\_

Date Equipment to be installed: \_\_\_\_\_

Date Application Forwarded to Law Dept: \_\_\_\_\_

Date of Legal Notice Publication: \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_

Approved or Denied? Date: \_\_\_\_\_

Allocation Area: \_\_\_\_\_



BOWMAR/AEROSPACE DIVISION  
CAPITAL ACQUISITION PROGRAM

FY 1986

1.1 MANUFACTURING

A. X-Y Plotter

The proposed X-Y recorder will be utilized in conjunction with the digitizing oscilloscope for hard copies of screen display. The X-Y recorder may be used independently for recording events within its speed range such as keyboard contact actuation force plots.

<u>PRODUCT LINE</u>	<u>ESTIMATED COST</u>
Keyboards	\$ 3,500

B. Vapor Degreaser

Add vapor degreaser to wire & solder to reduce the contamination in the washer in the keyboard area. This washer would also eliminate the wasted travel time for wire and solder operators taking their parts into the keyboard assembly room for washing.

Mechanical Displays	\$ 9,000
Keyboards	

C. Roof Repair

The roof over the south factory and front office needs to be repaired. Many leaks are obvious and eventually will result in additional damage to the building.

Building	\$ 80,000
Maintenance	

BOWMAR/AEROSPACE DIVISION  
CAPITAL ACQUISITION PROGRAM

FY 1986

	PRODUCT LINE	ESTIMATED COST
D. <u>Conventional Mills (Rebuild)</u>		
Existing hand mills are over 15 years old and are showing signs of wear. By rebuilding (2) mills they can be returned to the manufacturer's original standards of accuracy, alignment and performance. This will help to reduce scrap and machine time.	All Product Lines	\$ 14,000
E. <u>Paint Building</u>		
Exterior of building needs block surfaces blasted and repainted.	Building Maintenance	\$ 12,000
F. <u>Repair Wall &amp; Interior Office Ceiling</u>		
Repair exterior crack in wall on 2nd floor of north office and replace interior ceiling.	Building Maintenance	\$ 25,000
G. <u>Rebuild Bechler</u>		
This is an older cam operated swiss type screw machine. The Bechler is ideal for running precision parts. Presently any stock size over .750 cannot be run with this machine due to wear. As time progresses, this will become worse and additional problems will occur for holding sizes.	Rotating Components Mechanical Displays	\$ 14,000



# BOWMAR/AEROSPACE DIVISION

## CAPITAL ACQUISITION PROGRAM

FY 1986

PRODUCT LINE	ESTIMATED COST
<u>H. New Control for Pratt &amp; Whitney Mill (273)</u>	
Present equipment is several years old and the control on this machine has been plagued with numerous problems. We still need this type of a mill for many of our production parts. By retrofitting a new control on this mill we can restore this machine to the manufacturer's original standards of accuracy, alignment, and performance.	
Rotating Components Mechanical Displays	\$ 25,000
<u>I. Coating Thickness Guage</u>	
To satisfy increasing demands by customers for thickness verifications. Device will be used to measure paint thickness, plating thickness, and certain types of anodize thickness.	
All Product Lines	\$ 2,000
<u>J. Flatness Measuring Instrument</u>	
To diminish losses incurred by bent stamping or machined parts including both in house and purchased items.	
All Product Lines	\$ 2,000
<u>K. Hardness Tester</u>	
Presently machine shop inspectors must use the hardness tester in the receiving area. Additional tester will reduce the inspection time for machine shop inspectors.	
Rotating Components Mechanical Displays	\$ 6,000

BOWMAR/AEROSPACE DIVISION  
CAPITAL ACQUISITION PROGRAM

FY 1986

L. Comparator

Presently receiving inspection does not have a comparator. They must take the parts to the machine shop when they require this type of equipment. By obtaining an additional comparator we can reduce the inspection time and better facilitate purchase part inspection functions.

PRODUCT	ESTIMATED
<u>LINE</u>	<u>COST</u>
All Product Lines	\$ 12,000

M. Cutter Grinder

Present grinder is several years old and has wear throughout. This grinder requires excessive set up time to try and compensate for the wear in the machine. Also, this machine does not have the capabilities of grinding many of our new tools. As a result outside vendors are used which cause additional delays and unnecessary down time. Based on the type of equipment that is available this machine needs to be replaced.

Rotating Components	\$ 25,000
Mechanical Displays	

N. Mutilator

This is a custom designed machine which has been used daily for several years. Due to wear throughout, this machine will need to be rebuilt or replaced.

Mechanical Displays	\$ 25,000
---------------------	-----------



BOWMAR/AEROSPACE DIVISION

CAPITAL ACQUISITION PROGRAM

FY 1986

O. Digital Readouts

Add digital readouts to (2) milling machines in the machine shop and (2) milling machines in the tool room. Currently parts are dimensioned from an edge and positions on parts are calculated by the operator. With the readout the operator could zero out at any point and dimensions could be obtained incrementally. These readouts will help to reduce operator error and improve the repeatability when running more than one part.

PRODUCT LINE	ESTIMATED COST
Rotating Components Mechanical Displays	\$ 8,000

P. Tumbler

Upgrade existing equipment by obtaining a series of smaller units so that additional kinds of media can be used for removing burrs from parts. Presently we are adding many manual operations because existing equipment is inadequate.

Rotating Components Mechanical Displays	\$ 9,000
--	----------

BOWMAR/AEROSPACE DIVISION  
CAPITAL ACQUISITION PROGRAM

FY 1986

Q. Centrifuge

The centrifuge is a device for subjecting acceleration critical articles to controlled acceleration loads. The acceleration is developed by rotating a test object about a fixed point. This equipment will be used in the testing of the safety and arming devices. The integral units which compose the centrifuge are the test stand and the drive console. The test stand consists of the main frame and guard which together house the rotating arm, column and spindle, slip rings, and mechanical drive. The drive console houses the rectifier, motor control circuitry, and the operator controls. The centrifuge prime mover is a DC motor controlled by a solid state, closed loop, tachometer generator feedback servo system.

<u>PRODUCT LINE</u>	<u>ESTIMATED COST</u>
Ordnance	\$ 80,000

R.

Equipment for Ordnance Facility

Miscellaneous equipment to include the following:  
Air compressor, security system, perimeter  
fencing, office furniture, and work stations.

Ordnance	\$ 55,000
----------	-----------



BOWMAR/AEROSPACE DIVISION  
CAPITAL ACQUISITION PROGRAM  
FY 1986

S. Slo-Syn (Replace)

Present equipment is over 18 years old and has wear throughout. The controls and capabilities no longer keep up with the state of the art of the equipment today. By replacing this machine with a new mill with a tool changer, an improved machining time, as well as a reduction in scrap can be realized.

PRODUCT LINE	ESTIMATED COST
All Product Lines	\$ 75,000

T. T.B.I. (Rebuild)

These machines are showing increased difficulty in holding bore sizes. It appears that the main problem with these machines is due to wear in the turret. By replacing the turret the problem can be eliminated and additional life added to the machine.

Rotating Components Mechanical Displays	\$ 17,500
--	-----------

U. Hydro Bar Feed

Valuable cycle time is lost with conventional bar feeders due to unrestrained vibration which limits the machine RPM. By successfully dampening the bar stock vibration the hydro bar permits higher machine RPM and consequently shorter cycle times. The hydro bar reduces vibration chatter and allows efficient use of carbide and ceramic tooling.

Rotating Components Mechanical Displays	\$ 17,000
--	-----------

BOWMAR/AEROSPACE DIVISION  
CAPITAL ACQUISITION PROGRAM

FY 1986

PRODUCT LINE	ESTIMATED COST
All Product Lines	\$ 75,000
<p>S. <u>Slo-Syn (Replace)</u></p> <p>Present equipment is over 18 years old and has wear throughout. The controls and capabilities no longer keep up with the state of the art of the equipment today. By replacing this machine with a new mill with a tool changer, an improved machining time, as well as a reduction in scrap can be realized.</p>	
Rotating Components Mechanical Displays	\$ 17,500
<p>T. <u>T.B.I. (Rebuild)</u></p> <p>These machines are showing increased difficulty in holding bore sizes. It appears that the main problem with these machines is due to wear in the turret. By replacing the turret the problem can be eliminated and additional life added to the machine.</p>	
Rotating Components Mechanical Displays	\$ 17,000
<p>U. <u>Hydro Bar Feed</u></p> <p>Valuable cycle time is lost with conventional bar feeders due to unrestrained vibration which limits the machine RPM. By successfully dampening the bar stock vibration the hydro bar permits higher machine RPM and consequently shorter cycle times. The hydro bar reduces vibration chatter and allows efficient use of carbide and ceramic tooling.</p>	



BOWMAR/AEROSPACE DIVISION  
CAPITAL ACQUISITION PROGRAM

FY 1986

	<u>PRODUCT LINE</u>	<u>ESTIMATED COST</u>
W. <u>AMCCOM Test Equipment</u>	Ordnance	\$100,000
Equipment for board preparation and assembly of surface mount I.C.'s.		

BOWMAR/AEROSPACE DIVISION  
CAPITAL ACQUISITION PROGRAM

FY 1986

1.2 ENGINEERING

An increasing emphasis will be placed on identifying and capturing electronic design work in FY 86. Additionally the keyboard product line is seeing more need for inclusion of single chip processor and support logic. These needs mandate an update and expansion design and test aids for the electronics development lab.

Some of the items included in this acquisition request were present in prior year budgets, but were not acquired due to a lack of identifiable need.

A. Storage Oscilloscope

Two new storage scopes are required for use with micro-processor systems and data bus work. These need to be 50-100 MHZ scopes. Capable of using multi-purpose plug in heads. (Tektronix or Iwatsu)

Keyboards Electronic Systems	\$ 16,000
------------------------------------	-----------

B. Logic Analyzer

This lab tool for quickly analyzing all processor data and address lines greatly reduces debug time on new circuit development and provides a visual display of program progression. This device can cut some elements of hardware trouble-shooting time by 75%. Useful for both new design, and trouble-shooting of production units which are processor based.

Keyboards	\$ 10,000
-----------	-----------

<u>PRODUCT LINE</u>	<u>ESTIMATED COST</u>
-------------------------	---------------------------



BOWMAR/AEROSPACE DIVISION  
CAPITAL ACQUISITION PROGRAM

FY 1986

PRODUCT LINE	ESTIMATED COST
C. <u>Benchtop Hot/Cold Chamber</u>	
A small, self-contained temperature test chamber is needed for the development lab. This unit would be used for display and circuit testing. Also for certain keyboard material tests in an extended temperature environment.	Keyboards Electronic Systems \$ 3,500
E. <u>Microprocessor Emulator</u>	
This hardware/software combination will allow down-loading and execution of application software by a target processor, and allows access to internal registers for software debugging. Primarily a tool for new design development.	Keyboards Electronic Systems \$ 5,000
F. <u>Small Refrigerator/Freezer</u>	
A new unit is required to replace the existing one, which has exceeded its useful life. It is needed for cold temperature storage of certain materials used in prototyping, such as conductive gold and silver epoxies, photographic chemicals, and casting materials.	Keyboards \$ 1,000
G. <u>Additional Drafting Equipment</u>	
Two more stations need to be configured for design draftsmen. The adjustable drawing tables, reference tables, and chairs are needed. Other equipment is already on site.	Keyboards \$ 4,600

SUMMARY SHEET  
ECONOMIC DEVELOPMENT REVENUE BOND  
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION

Name of Applicant: Georgetown Place Venture

Type of Project:

Project/Service

\_\_\_\_\_ Agricultural

\_\_\_\_\_ Manufacturing

\_\_\_\_\_ Wholesale

\_\_\_\_\_ Retail

X Service

X Multi-Family Housing

6513 - Retirement Apartments

Location of Project:

Zoning: RA

1200 Maplecrest Road, Fort Wayne, Indiana

2nd Councilmanic District

Contact Person: Larry Shine (219) 424-8000

Amount of Issue: \$ 9,000,000.00

Description of Project:

Construction of 150 units, full service retirement residence

No. of Jobs and Annual Payroll to be Created:

In one (1) year 18 Jobs: \$ 211,880

In three (3) year 19 Jobs: \$ 246,880

Adverse Competitive Effects:

None foreseen

E.D.C. Recommendation: X Pass 9/19/85 \_\_\_\_\_ Do Not Pass

Comments: Assignment of Inducement granted to Klingbeil/Venturi Joint Venture  
by Fort Wayne Common Council on 5/28/85



7112  
Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

B-85-18-06

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1. (Bowmar Instrument Corp./  
Aerospace Division, 8000 Bluffton Road)

EFFECT OF PASSAGE New manufacturing equipment will be installed to this  
facility, creating 30 new jobs, to keep Bowmar competitive and enable  
them to maintain current product lines as well as to develop a new  
product line in ordnance products.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$656,100.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-85-10-06

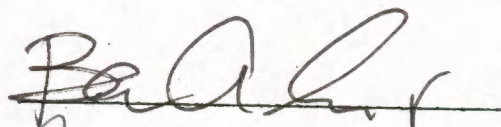
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1

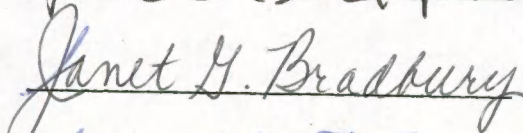
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)  
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

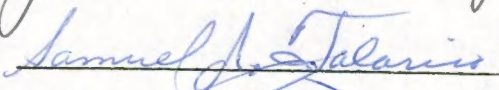
NO



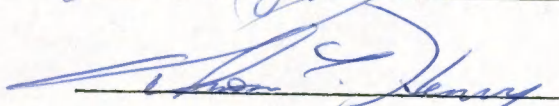
BEN A. EISBART  
CHAIRMAN



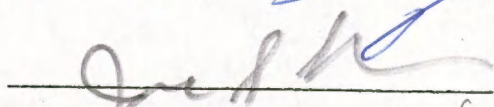
JANET G. BRADBURY  
VICE CHAIRWOMAN



SAMUEL J. TALARICO



THOMAS C. HENRY



JAMES S. STIER

CONCURRED IN 10-8-85

SANDRA E. KENNEDY  
CITY CLERK